

Bountiful City
Administrative Committee Minutes
April 13, 2009
5:00 P.M.

Present: Chairman, Aric Jensen; Assistant City Engineer, Lloyd Cheney; Committee Member, John “Marc” Knight; Assistant Planner Dustin Wright; and Recording Secretary Cindy Gruendell.

1. Chairman Jensen opened the meeting at 5:02 p.m. and introduced everyone present.
2. Approval of minutes for April 6, 2009.

Mr. Knight made a motion to approve the minutes for April 6, 2009 as drafted. Mr. Cheney seconded the motion. Motion passed 2 – 0 with Mr. Jensen abstaining as he was not present at that meeting.

3. **Public Hearing** – Consider granting a Conditional Use Permit for a Home Occupation Business License for a construction business at 205 East 1200 South, Applicant Richard Miner, Hidden Peak Construction, LLC.

The applicant, Richard Miner, was present. Mr. Wright presented the staff report.

The applicant’s home is in an R-4, Residential Single-Family zone. His construction business deals primarily with remodeling finish carpentry, and new construction. He won’t have any equipment or company trucks at his home.

Upon review of Richard Miner’s application, staff finds that the applicant complies with requirements in the City Code. Staff recommends to the Committee approval of the Conditional Use Permit for a Home Occupation Business License under the following conditions.

1. The applicant is to keep a current Bountiful City Home Business license.
2. The applicant is to comply with all the conditions listed concerning a Conditional use Permit in the Bountiful City Code. (14-2-506)
3. The applicant is to meet all the criteria for a Home Occupation Business License found in the Bountiful City Code. (14-17-105)
4. Construction equipment/vehicles shall not be stored on the property or in the street adjacent to the property.

5. If the business expands, equipment must be moved and stored at an appropriate commercial facility.
6. Current or future employees, not including family members residing at this home, shall not meet or congregate at this residence.
7. This Conditional Use Permit is just for this individual at this site and is not transferable.
8. Failure of the applicant to abide by any condition imposed may result in revocation of the permit and the cessation of the use requested and granted, or a lawsuit may be filed to compel compliance with these conditions.

The applicant explained that he does mostly remodels and finish carpentry work. He doesn't have any construction equipment at his home.

The public hearing was opened and closed without any comments, no public was present for this item.

Mr. Cheney made a motion to approve the Conditional Use Permit for a Home Occupation Business License for a construction business for Richard Miner at 205 East 1200 South with the conditions outlined in the Staff report. Mr. Knight seconded the motion. Voting was unanimous in favor.

4. Consider approval of a Lot Line Adjustment between 578 West 3100 South and 3055 South 600 West, applicants Beau Ogzewalla and Roger Beattie.

Applicants, Beau Ogzewalla and Roger Beattie were present. Mr. Wright presented the staff.

Mr. Ogzewalla's land is the existing Ifred Park Subdivision Amended Lot 9. Mr. Beattie's land is the existing Beattie Subdivision Lot 2. Mr. Beattie would like to purchase a portion of Mr. Ogzewalla's land, which is described on the attached site plan as the North Parcel. Mr. Beattie's new lot lines will include both the Beattie Subdivision Lot 2 and the North Parcel of Mr. Ogzewalla's land.

The minimum lot size for this R-4 Single Family Residential zone area is 8,000 sq ft. After the proposed lot line changes Mr. Ogzewalla's lot (the south parcel of lot 9) will be about 9,540 sq ft. Mr. Beattie's lot (Beattie Subdivision lot 2 plus the north parcel of lot 9) will be about 14,400 sq ft.

Staff finds that both lots will be in accordance with the minimum lot size requirements and recommends to the Administrative Committee that it grant the applicants their proposed lot line adjustment with the following conditions:

1. The property owners comply with the requirements of Utah Code 10-9a-608(7).
2. No new building lot is created by this lot line adjustment.
3. The shed existing on the new property line shall be removed and existing garage shall be at least 3 ft. from the property line.
4. All setback requirements for the zone shall be in compliance with City Code.

The Applicants briefly discussed the lot line adjustment and possible uses for the Beattie lot.

Mr. Cheney made a motion to approve the Lot Line Adjustment between 578 West 3100 South and 3055 South 600 West with the findings and conditions outlined in the staff report. Mr. Knight seconded the motion. Voting was unanimous in favor.

5. Approval of a Conditional Use Permit letter for a Home Occupation Business License for a landscaping business at 140 West 1400 South, applicants Kelly Wright, Kellys Curb Appeal, LLC.

Mr. Knight made a motion to the Conditional Use Permit letter for Kelly Wright at 140 West 1400 South as drafted. Mr. Cheney seconded the motion. Motion passed 2 – 0 with Mr. Jensen abstaining as he was not present at that meeting.

There were no other items and the meeting adjourned at 5:17 p.m.